

BÉARNAISE FARMHOUSE TO FINISH + GÎTE FOR 34 PEOPLE + FUNCTION ROOM + LARGE BARN + 43 ACRES + HUGE POTENTIAL!



INFORMATION

Town:	Navarrenx
Department:	Pyrénées-Atlantiques
Bed:	12
Bath:	7
Floor:	496 m2
Plot Size:	177920 m2



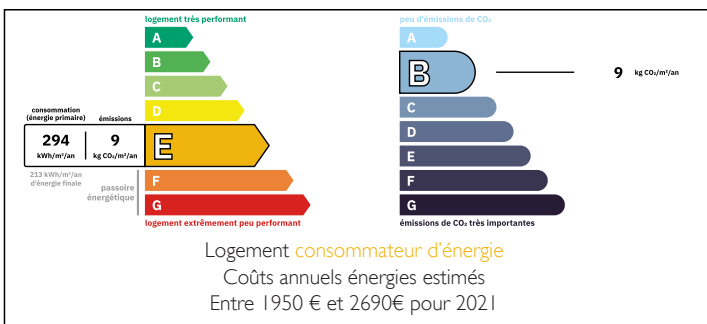
IN BRIEF

Hidden away in a tranquil, countryside setting, this rural property comprises a cosy farmhouse to renovate, a gîte registered for groups of up to 34 people and with a function room and a semi-professional kitchen, a large barn and 17 hectares of land, making it ideal for horses, a horticultural project or even setting up a vineyard!

The local village has a boulangerie, a grocery shop and a primary school and is within easy walking/cycling distance; the delightful riverside town of Navarrenx is a 15-minute drive away; Pau is 30 minutes. Cycle routes and bridleways are easily accessible from the property, as is the Chemin-de-St-Jacques-de-Compostelle...

Whatever your project, this property will be ideal for you... especially if you hope to host weddings and events, yoga and wellness retreats, sporting and leisure activity breaks... or you could even transform

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

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Dating back to the 19th century, this delightful country property is within walking distance of a village with a boulangerie and a local shop. Set around an inner courtyard, the property comprises a farmhouse (in need of works), a barn, a large gîte (built in 1996) and a separate office/reception area.

The front door of the farmhouse (152m²) opens into a sunny sitting room/dining room with a wooden staircase to the upper floors and an open fireplace with a hot-air heating system. Behind this room is a kitchen with an adjoining utility room/pantry. Please note that kitchen units and equipment will need to be installed.

The first floor comprises a bedroom, a bathroom (bath and walk-in shower) and a separate WC. NB: these first-floor rooms have sloping ceilings. The second floor has two further bedrooms and access to unconverted loft space (approx. 60m²), which could be used to create a loft-style bedroom with en suite shower room (permission required).

Built in 1996, the separate gîte (344m²) was originally built to accommodate groups of children (age 3 and above) and is therefore certified for groups of up to 34 people. In addition, two shower rooms and two WCs are adapted for wheelchair users. All furniture and equipment will be included in the sale.

The ground floor of the gîte has a dormitory-style bedroom, a smaller bedroom, four shower rooms and four WCs. Upstairs, there are three further dormitory-style bedrooms, two large shower rooms and two WCs.

Back on the ground...

LOCAL TAXES

Taxe foncière: 1779 EUR

Taxe habitation: EUR

NOTES